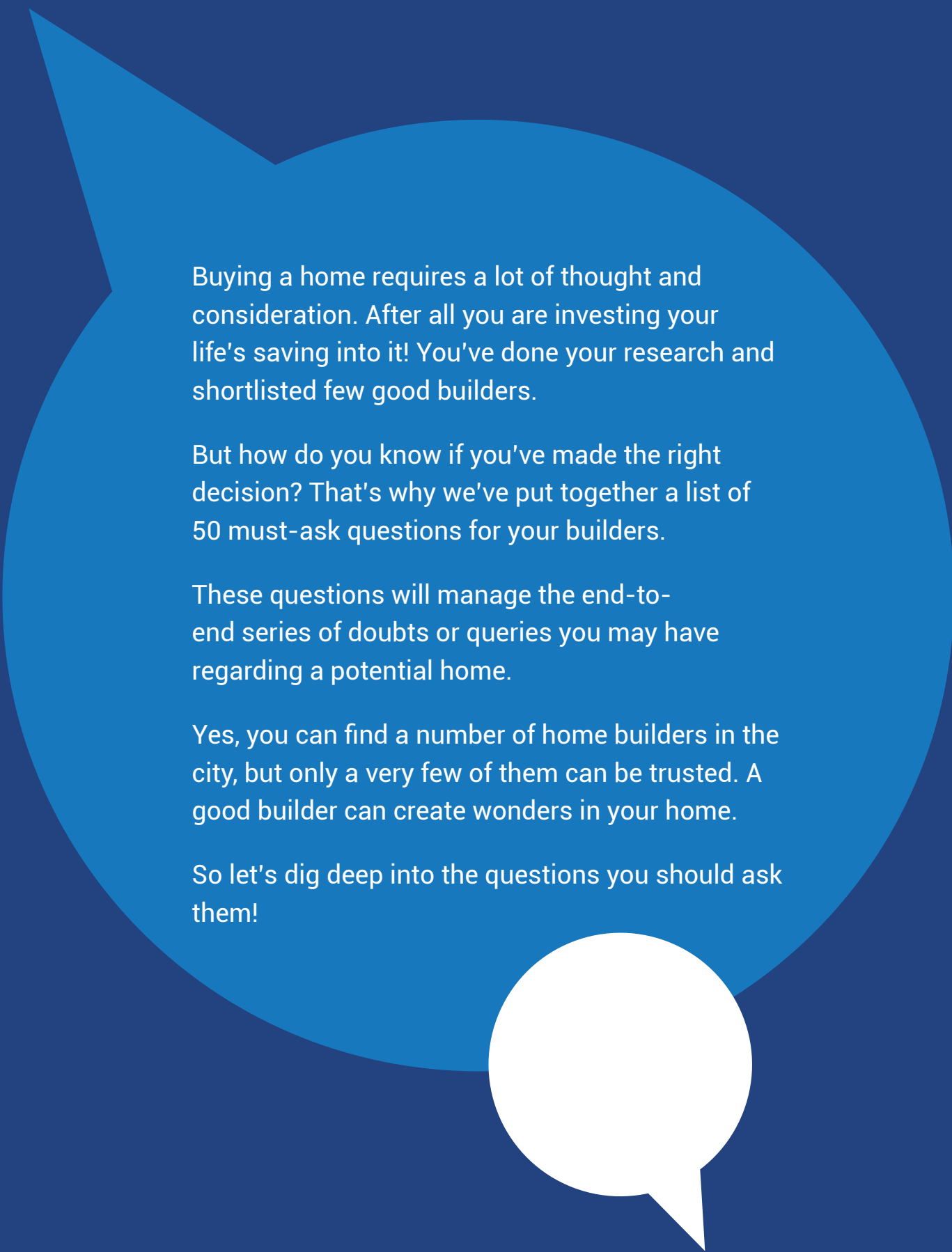


# 50



**QUESTIONS  
TO ASK A  
BUILDER  
BEFORE  
YOU BUY  
A HOUSE**





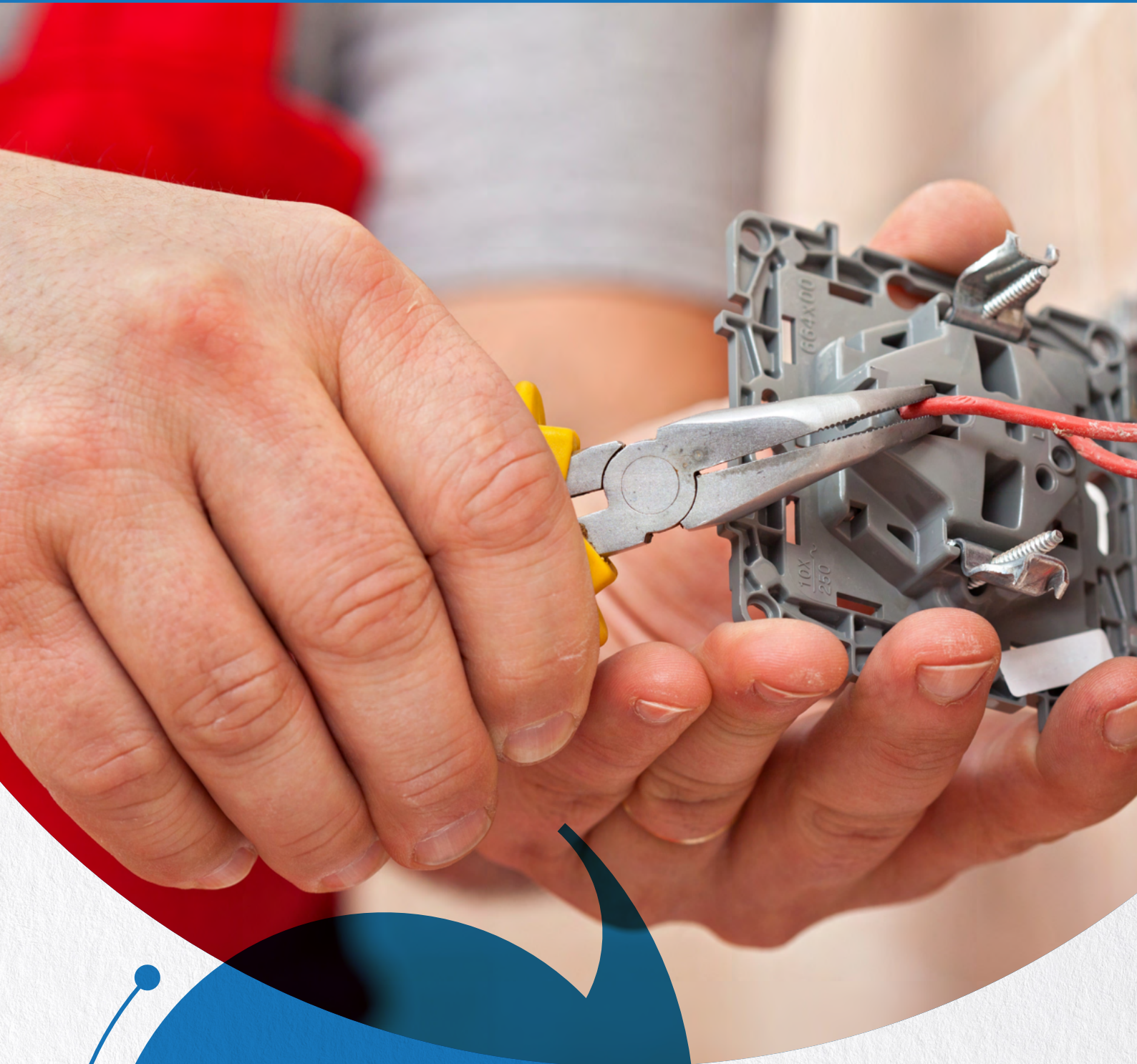
Buying a home requires a lot of thought and consideration. After all you are investing your life's saving into it! You've done your research and shortlisted few good builders.

But how do you know if you've made the right decision? That's why we've put together a list of 50 must-ask questions for your builders.

These questions will manage the end-to-end series of doubts or queries you may have regarding a potential home.

Yes, you can find a number of home builders in the city, but only a very few of them can be trusted. A good builder can create wonders in your home.

So let's dig deep into the questions you should ask them!



## DOES THE HOME HAVE SAFE WIRING?

Did you know that the wrong wiring can lead to everyday risks? Ask your builder if they use safe copper wiring, which is good because of its conductivity, strength, and reliability. Not only is copper the most economical conductor, but it also has a conductivity rating of 100% IACS or better.





## IS THE APARTMENT READY TO MOVE- IN OR UNDER CONSTRUCTION?

A ready to move-in apartment comes with many perks. You actually move into a home that you've seen — without any integral structural changes. No more delays, make the most of:

Immediate access

Buy what you see

Tax benefits

Rental income





## WHAT TYPES OF DOORS & WINDOWS DO YOU GET?

Most builders want to settle for low-quality ply, which is just for namesake. It's lightweight and prone to damage. Builders restrain from using good quality wood. That's where DSG is different. We give you solid teak wood doors and windows that are durable, sturdy and water-resistant too.





## WILL YOUR HOME LAST A LIFETIME?

Small things can wreck the foundation of your home. It can be damp, mold or even minor damage. Ask your builder if the building has an earthquake-resistant RCC framework. Other priorities include:

Thick walls

Table molded bricks

Superior quality PVC with special fittings

Sturdy doors & windows

Durable grills





## WHAT KIND OF PAINT DO YOU USE?

Poor quality paint chips off easily, is tough maintenance, and often the fumes are not good for your health. At DSG, we use Birla putty treatment will ensure the paints never peel off even after years. We also use Asian Paints emulsion to give the home a premium look and feel.





## IS THERE ENOUGH POWER BACKUP?

Frequent power cuts can wreak havoc on everyday tasks. Breakfast is late because the electric stove is not working. Your laptop does not have power, or the internet is down and so on. Having power backup is critical in modern homes. Especially with remote working and schooling becoming a norm! At DSG, we ensure enough power backup to keep the lights and fans along with charging points in all the rooms working!





## ARE THESE HOMES FOR A LIFETIME?

Investment in a home is no joke. So quality construction and robust engineering are super important. You should ask your builder if these homes are made from quality materials that will last a lifetime. Adhering to the highest standards of construction, DSG delivers all this & more.





## WHAT ABOUT PRIVACY?

Privacy is paramount for any home. Often, apartments are placed too close to each other and have common walls, which can be a nuisance for noise. DSG offers flats with no common walls. Also, the entrances of the homes are at least 10-feet, so you know your neighbours — but are still at a good distance from them!





## WHAT ABOUT NATURAL LIGHT AND VENTILATION?

Considering that we are spending more time at home, it is important to have lots of sunlight for natural Vitamin D and fresh air. Windows with grilles ensure the safety of your kids while keeping the home cool throughout the day. At DSG, we deliver all of the above. Even the towers are spaced 30 feet apart, so there's no worry about privacy intrusion. The wide corridors have plenty of natural light too.





## WHAT ABOUT PARKING?

With most flat-owners having their vehicles, parking within the building is important. Plus, when guests come over, you don't want them to park miles away. At DSG, we offer safe parking for the building residents along with provision for guest parking too.





## WHAT TYPE OF WALL TREATMENT AND PAINT DO YOU USE?

It is important to ask your builder about the quality of paint they use along with a square foot area. We use Birla putty treatment at DSG to ensure the paint doesn't peel off even after years. We also use Asian Paints emulsion to ensure a premium look and feel. The plastic emulsion paints on walls offer easy to wash and maintain.





## WHAT PROVISIONS DO YOU HAVE FOR SECURITY?

24-hours security is a critical aspect of buying a home. When you are living in a gated community, the peace of mind of having a safe and secure environment is critical. Does the project have 24x7 security? Are there cameras on the premises? What about security guards? At DSG, our secured gated community has security guards at all gates along with strategically located cameras.





## ARE THERE PROVISIONS STORES IN THE COMMUNITY?

Isn't it nice to have provisions and grocery stores in the vicinity? And if there's one in the gated community, nothing like it! Ask your builder if they have provisions for the same. At DSG, we have a Big Basket Daily kiosk from where you can pick your daily groceries - fresh & right to your doorstep.





## WHAT ABOUT WATER SUPPLY? IS THERE A SHORTAGE OF WATER?

While conserving water is our duty, homeowners want to ensure there's an ample supply of the same. Builders often promise the moon but fall short of providing quality water. At DSG, you get 24 hours of Manjeera water. There's also provision for rainwater harvesting so that water is stored and reused.





## CAN I SEE A MODEL HOME?

A model home displays a builder's creativity and craftsmanship and demonstrates to potential home buyers how a builder's house will look, feel, flow and function, while using the latest homebuilding techniques, products and features. At DSG, our model homes replicate what your ready-to-move-in homes can be like. See it to believe it.





## WHAT ABOUT ACCESS TO DOMESTIC HELP?

Easy availability of domestic help is an added bonus for any project. You don't want to invest in a home and discover that you have no help cleaning, cooking, ironing, etc. With DSG, you get plenty of domestic helpers from neighbouring areas who work on a part-time or full-time basis.





## WHAT PUBLIC TRANSPORT WILL I HAVE ACCESS TO?

While serenity is something all homeowners want in their homes, they don't want to be cut off from the world. You don't want to be dependent on your car or private vehicles alone. One must ensure smooth connectivity to public transport. With DSG, you have easy access to the Miyapur MMTS. Other modes of transport like cabs and buses are easily accessible too.





## WHAT KIND OF LIFTS DO YOU HAVE?

Many builders tend to save money by bringing in old-school lifts that are outdated and seem to go at a snail's pace. They also want to reduce the number of elevators. But DSG brings you technically advanced high-speed, multiple lifts so that you don't have to wait anymore!





## ARE THE AESTHETICS OF THE COMMON AREAS VISUALLY APPEALING?

Sturdy construction is important but so are the interiors, especially of common areas, because that gives the first impression of the building. DSG has wide corridors with plenty of natural light for a bright and airy vibe. Alongside, we've used good quality granite in these spaces too.





## IS THIS PROJECT ECO-FRIENDLY?

People have become environment friendly and prefer investing in homes that resonate with this thought process. Many builders don't use sustainable practices or have provisions for the same post people start residing there. At DSG, we use sustainable materials, reduce wastage, have rainwater harvesting, and use LED lights to serve a green cause.





## ARE THERE ENOUGH THINGS FOR CHILDREN TO DO?

Even in a gated community, the builders should ensure that there are plenty of activities for kids apart from the vast secure area for riding bikes or running around. The DSG gated community is packed with activities for kids, which includes a children's play area. Alongside there is a skating rink too. The 50,000 sft clubhouse too is loaded with fun things, including a swimming pool.





## CAN WE USE OUTDOOR SPACES?

Outdoor spaces should not be restricted to just landscaping and beautification. Rather the builder should design these spaces in a way to help the residents make the most of them. Within DSG's gated community, you get access to beautifully landscaped avenues and jogging tracks. Seniors can sit out, and kids can run and play around too.





## WHAT ABOUT A HOLISTIC APPROACH TO LIVING?

Builders today accommodate a holistic approach to living in small aspects of the residential project. This can be through a zen garden or even a meditation spot in the outdoors. For example, at DSG, we have a beautiful Ganesha temple within the mega gated community. There are serene spots in the landscaping to sit and meditate.





## DOES THE PROJECT HAVE FITNESS ZONES?

Fitness is a part of living for urban families today. It can be via an outdoor jogging track or games like tennis and badminton or even a swimming pool. DSG has a fully-ready clubhouse with games like squash, tennis, basketball and more. You can take a swim during the warmer days — and on cooler ones, run in the jogging tracks or take a walk around the 18-acre premises.





## WHAT OPTIONS ARE THERE FOR ENTERTAINMENT?

We all look for some kind of rejuvenation activities during the weekend or on holidays. Check if the project has provisions for the same. It can include open-air theatres, games in the community hall, activities in the clubhouse and more. DSG has an open-air amphitheater along with a fully-ready 50,000 sft clubhouse.





## IS THERE ENOUGH GREENERY IN THE PROJECT?

Many builders tend to use the space in the project for building or other construction, leaving little room for green areas. On the contrary, you get 60% open green spaces for healthy oxygen and light at DSG. So breathe in fresh, pure air every day!

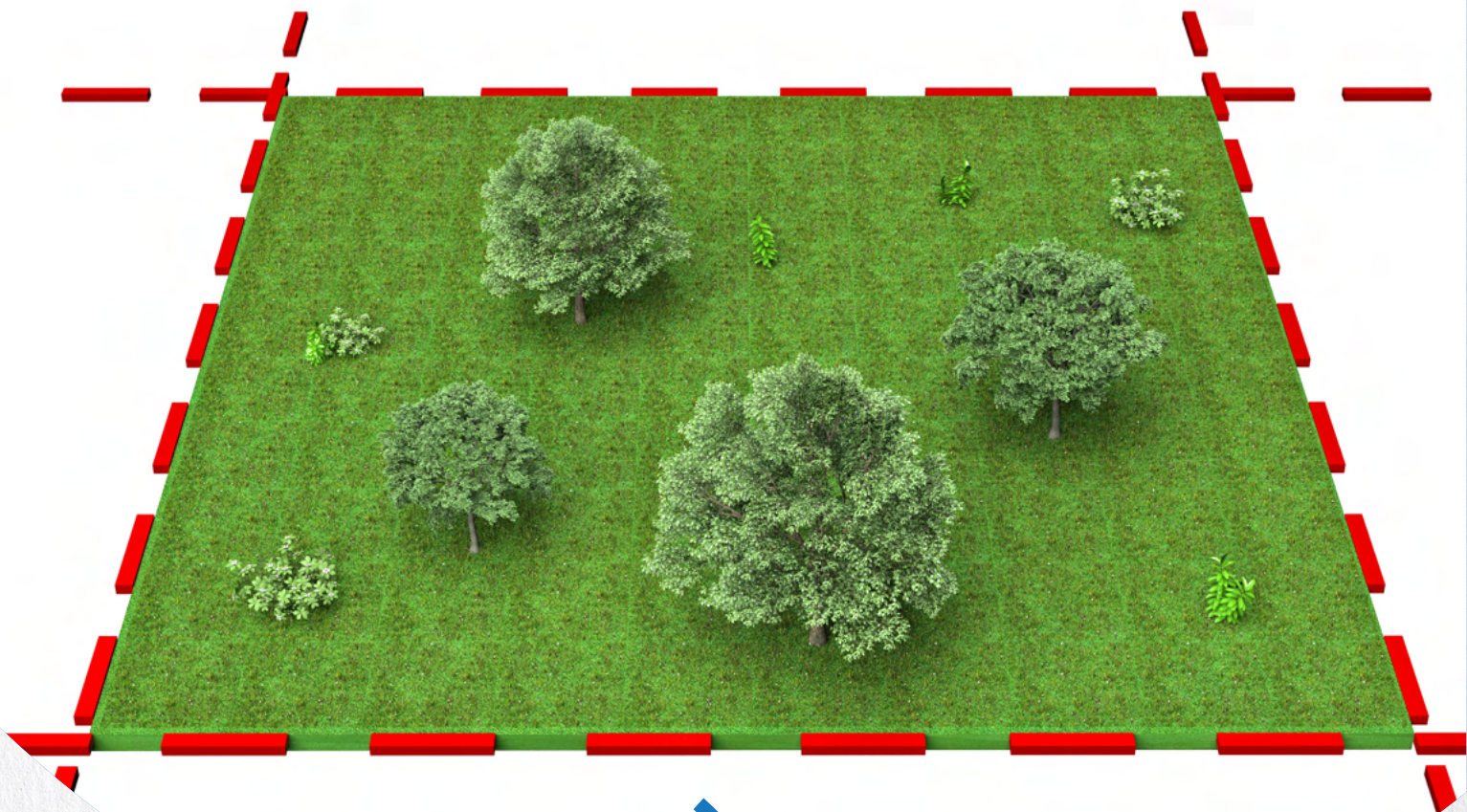




## ARE THERE OTHER HIGH-RISES IN THE VICINITY?

Having other high-rises nearby can be an eye-sore. It takes attention away from your building — plus, it blocks ventilation and views. Ask the builder about future high-rise projects in the vicinity. DSGs 18-acre residential project has no other high-rises in the vicinity!





DO YOU OFFER  
UDS?

'Undivided Share of Land' (UDS) is a part of the plot given to the flat owner in an apartment complex on which the entire structure is built. This share of land has no defined boundaries, and every flat built on that particular plot will have associated UDS.





## WHAT ABOUT COMMUNITY BONDING?

Bonding in the gated community is so necessary. The diverse and cosmopolitan residents of DSG include people of different age groups and ethnicities so that you can have fun and bond with them. 90% of flats are 3 BHK giving you a good quality community and bonding for all age groups.





## IS THE GATED COMMUNITY SELF- CONTAINED?

Being self-contained is an essential aspect of any big mega gated community. You don't want intruders coming in or getting disturbed constantly by outsiders. Our self-contained gated community has everything you need within the premises.





## IS THERE A CLINIC ON THE PREMISES?

Having a healthcare center or clinic is an added bonus that most homebuyers seek during today's times. They want a gated community with easy access to health facilities. DSG has a clinic in the gated community, so you can get basic treatment.





## HOW BIG IS THE CLUBHOUSE?

A namesake clubhouse doesn't offer any real facilities. Ask your builder if the community has plenty of amenities in the same. What's the size of the clubhouse, what indoor/outdoor games are there, is the clubhouse air-conditioned, etc. DSG has a 50,000 sft clubhouse that has games like Tennis, Squash, Swimming Pool and more.





## ARE GUEST ROOMS AVAILABLE IN THE CLUBHOUSE?

When guests come over, there is always a shortage of space. And it would be nice to have options to let them stay in the community, right? Does your community have a guest house? At DSG, we have special guest bedrooms available for the guests of the residents.





## ARE BANQUET HALLS AVAILABLE ON THE PREMISES?

Having a party and short on space? A banquet hall in the gated community or building is an added advantage. Check if your builder provides a banquet hall for corporate and personal events. DSG has a spacious banquet hall with amenities to cater to these needs.






## IS THERE AN ATM IN THE COMMUNITY?

Another basic facility that you can ask your builder about is the availability of an ATM on the project premises. At DSG, you get access to an ATM so that you don't have to worry about withdrawing money late in the evening.





## WHAT ABOUT LOW POPULATION DENSITY?

Low population density ensures that you get more value for your property. It promotes a healthier and holistic lifestyle. Builders often oversell the property — leading to the high density of population. DSG offers a low density of population which means better quality of life.





HAS A  
CUSTOMER  
EVER SUED  
YOU?

Make sure you ask about a former dispute. How the home builder handled this situation is very important. Disputes are every day, but DSG has never been sued. It's important to know how your home builder will proceed.






DOES THE  
BUILDER PAY  
THE TEAM, OR  
DO THEY ASK  
FROM THE  
CUSTOMER?

Some builders will stall the project until the funds have been allocated, which can delay the timeline. On the other hand, DSG does not require funds from a buyer or lender to proceed, even at risk to us.



A close-up photograph of two business people shaking hands over a desk. The desk is cluttered with various business documents, including pie charts and bar graphs, a white calculator, and a laptop. The background is slightly blurred, showing a window with light coming through. The overall tone is professional and positive, suggesting a successful agreement or partnership.

## WHAT IS THE AGREEMENT BETWEEN THE BUILDER AND SUB-CONTRACTORS?

Often this can lead to a delay in timeline. Skilled subcontractors are the lifeline of a smooth project. They actually show up and build your home! DSG offers a protection plan to ensure that the right workers show up at the right times to get your home built.





## WHAT ARE YOU LOOKING FOR IN A CLIENT RELATIONSHIP?

How a builder handles their clients reflects their communication style. A good builder is open communication channels that you can contact frequently and get a response in a timely manner — think DSG!





## CAN YOU SHARE TESTIMONIALS FROM PREVIOUS HOME BUYERS?

While calling former customers can sometimes seem intrusive, you can ask your builder for testimonials. We also believe in giving this insider information you want at DSG, but without all the hassle.





## TO WHAT EXTENT CAN I CUSTOMIZE MY HOME?

This is a very broad area and can range from cosmetic touch-ups to full-on, 100% customization. But most builders may not let you make changes to the home's architecture. They permit only cosmetic changes such as countertops, cabinet finishes, and other small design details. Ensure you get a clear answer to a question about customization.





## HOW DO I SELECT THE DECORATIVE SURFACES, COLOURS AND FIXTURES?

While many finishes are already chosen for you, for a homebuyer who wants to build a semi-custom or custom home, there are more details such as countertops, cabinets, flooring, tiles and more. Check if the builder has either an in-house showroom or an on-staff interior designer or decorator.





## WHAT FEATURES ARE INCLUDED IN THE PRICE?

Two price formats are available. One includes the base price of the home, or you can add via packages. Generally, builders opt for both. The base price has high-end features already included. But do pay attention to:

Plumbing for appliances

HVAC

Countertops

Hardwood Floors

Electrical

Cabinets

Tile





## WHAT KIND OF BATHROOM FLOORING IS THERE?

Flooring can dig a deep hole in your budget. But if the builder is offering good-quality flooring, then you have the option of avoiding the same. At DSG, we use vitrified flooring, which ensures quality. In fact, the bathrooms are also anti-skid, giving attention to detail.



It is advised that before selecting a builder, you should try to do basic research about their company. Do ensure you go through their past works so you won't be cheated by anyone.

With these 50 questions, you can make use of all the methods to find a proper builder for your project and build an awesome home.

At DSG, we've answered all your questions and how we deliver!

Dhivya Shree Shakthi — from DSG - Dhivya Shakti Group is a luxury integrated township that gives you a serene escapade from the city while providing the fine nuances of modern living.

The gated community comprises 11 nine-storied towers rising majestically from an 18-acre plot, with a 50,000 sft clubhouse. There are standalone multilevel spaces for shopping, entertainment, corporate offices, transit living and healthcare.

## YOU CAN BUY

**3BHK 1956 sft apartments at ₹1.35\* Crores**

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**4 BHK 3152 sft Duplex Apartments at ₹2.50\* Crores**

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Limited Edition 1560 sft Apartments at a special price  
(LIMITED TIME OFFER)

What makes DSG different? For starters, it is a huge gated community that spreads across 18-acres of well-landscaped area. 500+ happy families are already living in the residential project.





*connects life to you*

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